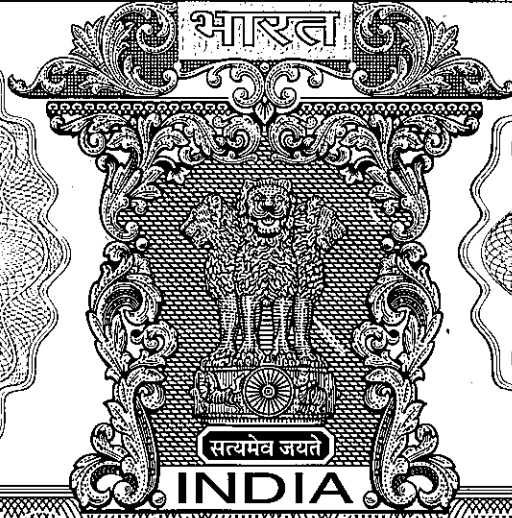


4270/23 NC-713/23

E-4153/23

भारतीय गैर न्यायिक

पचास
रुपये
रु. 50



FIFTY
RUPEES
Rs. 50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AF 477917

Certified that this document is admitted for registration in accordance with the provisions of the Land Revenue Act, 1956 and the Land Revenue (Amendment) Act, 1957 and the documents are attached with the document are original for the document.

District Sub-Register-II
Alipore, South 24 pargana

21.03.23

KNOW ALL MEN BY THESE PRESENTS that we, (1) **ALL NEW BUILDERS PRIVATE LIMITED (PAN:AAOCA1127F)**, a Company incorporated under the Companies Act, 1956, (2) **AMRITLAXMI NIKETAN PRIVATE LIMITED (PAN:AAOCA1128L)**, a Company incorporated under the Companies Act, 1956, (3) **AMRITRASHI TOWERS PRIVATE LIMITED (PAN:AAOCA1129M)**, a Company incorporated under the Companies Act, 1956 (4) **FLEETEX APPARTMENT PRIVATE LIMITED (PAN:AACCF7425R)**, a Company incorporated under the Companies Act, 1956, Appointer No. 1 to 4 are represented by its Director Mrs. **Shivani Murarka (PAN:BOKPM8782A) (AADHAR:581366585009)** Wife of Sri Ankit Murarka by faith JHindu, by occupation- Housewife, by nationality Indian, of No 219, Bangur Avenue, Block-A, P.O- Bangur

কক্ৰুভিষ্টিয়ান ষ্ট্যাম্প মূল্য ... ০০! ০০ টাক

17 FEB 2023

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All New Builder's Pvt. Ltd. & 13 Others

Bhasa, P.O. - Bishnupur, Dist - 24 Pgs (S) - 743503

W/MANON MANON

ষ্ট্যাম্প ডেভেল - শ্রী অলোক মণ্ডল

মোবাইল - এ.ডি.এস.আর খাটেকর, দঃ ২৪ পরগণা

Harsh



2722

Harsh

HARSH JAIN



2724

Shivani Muzaka



2726

Somesh Jadh



2728

Shyam Sunda Saha



2730

Identified by me

সুকুমার হাল্লিক

to Mr. Navajun Chandan Hallik

107, Basunagar, P.O. - Udayrajpur,

Madhyangram, Kolkata - 700129

Service



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
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Avenue, P.S- Laketown, Kolkata- 700055 **(5) KALASHSIDHI PROMOTERS PRIVATE LIMITED(PAN:AAGCK0645L)**a Company incorporated under the Companies Act, 1956 **(6) MADHUDHAN HIRISE PRIVATE LIMITED (PAN:AAKCM1621Q)** a Company incorporated under the Companies Act, 1956 **(7) MAKELIFE COMPLEX PRIVATE LIMITED (PAN:AAKCM1620R)**, a Company incorporated under the Companies Act, 1956 **(8) NEWEVER RESIDENCY PRIVATE LIMITED (PAN:AAFNC1461Q)** a Company incorporated under the Companies Act, 1956, **(9) NIRMALKUNJ TOWERS PRIVATE LIMITED (PAN:AAFNC1459E)**, a Company incorporated under the Companies Act, 1956 Appointer No. 5 to 9 are represented by its Director **Mr. Saurabh Jain (PAN:AJNPJ6933D)(AADHAAR:227691327520)** son of Sri Nirmal Kumar Jain, by faith Jain, by occupation-Business, by nationality Indian, residing at 62, Nalini Seth Road, P.S- Posta, P.O- Kalakar Street, Kolkata- 700007 **(10) KHUSHI APPARTMENT PRIVATE LIMITED(PAN:AAGCK0647J)**a Company incorporated under the Companies Act, 1956 **(11) KALYANKARI PROMOTERS PRIVATE LIMITED(PAN:AAGCK0644M)**), a Company incorporated under the Companies Act, 1956 **(12) LAXMIDHAN INFRATECH PRIVATE LIMITED(PAN:AADCL0091L)**a Company incorporated under the Companies Act, 1956, **(13) LINKLIKE PLAZA PRIVATE LIMITED (PAN:AADCL0090M)** a Company incorporated under the Companies Act, 1956 **(14) MAHAMANI APPARTMENT PRIVATE LIMITED(PAN:AAKCM1619A)**a Company incorporated under the Companies Act, 1956,Appointer No. 10 to 14 are represented by its Director **Mr. Shyam Sundar Sarda (PAN:COVPS3160J) (AADHAAR:579220779351)** Son of Sri Kamal Kishore Sarda, by faith Hindu, by occupation-Service, by nationality Indian, of flat No. 203, 108, Debaipukur Road, Uttarpara Kotrung (M), Hindmotor, Hooghly, W.B.-712233 All Nos.1 to 14 above named are having its registered Office at Bhasa, P.O.- Bishnupur, District- 24 Parganas (South), Pin – 743503 (hereinafter referred to as the "APPOINTERS") **SEND GREETINGS :**

WHEREAS :-

A. By virtue of **14(fourteen) several registered Deeds of Conveyance** respectively dated the 9th May, 2016 and 10th May, 2016 the Appointers herein respectively purchased several pieces and parcels of land collectively measuring about 121 Decimals comprised with **Mouza – Bhasa**, Diamond Harbour Road, P.S. Bishnupur, District 24-Parganas (South), PIN – 743 503, more fully detailed in the **First Schedule** hereunder written (hereinafter collectively referred to as the "**said Plots of Land**") and

S-9

Somobh Jain



DISTRICT SUB REGISTRAR-III
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individually "**Land Parcel**"). The detailed particulars of the said 14(fourteen) Deeds of Conveyance are mentioned in the **Second Schedule** hereunder written.

B. By a Development Agreement dated the **13th day of February 2023** made between the Appointers abovenamed as the Owners of the One Part and Messrs Joka Vatika Projects, having its office at "Arrjavv Park", No.54A, Sarat Bose Road, Kolkata – 700 025 as the Developer of the Other Part (hereinafter referred to as the "**said Development Agreement**") the Appointers herein have retained and appointed the said Messrs Joka Vatika Projects as the Developer and have further entrusted the development of the "said Plots of Land" and construction of Phase-1 Project consisting of villas, bungalow, flats, units and other spaces thereat after having obtained all necessary permissions, clearances and sanctions including sanction of building plan from the appropriate Government Authority, on the terms therein recorded.

C. In pursuance of the "said Development Agreement" the said Developer Messrs Joka Vatika Projects has **nominated Sri Harsh Kumar Jain** son of Sri Mahendra Kumar Pandya (Jain), residing at 34/1V, Ballygunge Circular Road, P.S. Ballygunge, P.O. Sarat Bose Road, Kolkata – 700 019 **and Sri Pradeep Kumar Kedia** son of Late Mohar Lal Kedia, residing at 34/1V, Ballygunge Circular Road, P.S. Ballygunge, P.O. Sarat Bose Road, Kolkata – 700 019 as its nominees for the purpose of grant of Power of Attorney by the Appointers herein for doing various acts, deeds, matters and things for the development of the "said Plots of Land" and/or construction of Phase-1 Project.

D. We, the Appointers abovenamed have jointly agreed and decided to retain, **appoint and constitute** the said **Sri Harsh Kumar Jain** son of Sri Mahendra Kumar Pandya, residing at 34/1V, Ballygunge Circular Road, P.S. Ballygunge, P.O. Sarat Bose Road, Kolkata – 700 019 **and Sri Pradeep Kumar Kedia** son of Late Mohar Lal Kedia, residing at 34/1V, Ballygunge Circular Road, P.S. Ballygunge, P.O. Sarat Bose Road, Kolkata – 700 019, both nominees of the said Messrs Joka Vatika Projects as our true and lawful attorneys to act jointly or severally in our names and on our behalf and on our account and to do all or any of the acts, deeds, matters and things hereafter stated.

NOW KNOW YE ALL MEN BY THESE PRESENTS that we, the Appointers abovenamed do and each of us doth hereby make, nominate, constitute, retain and appoint and have made nominated, constituted, retained and **appointed the said Sri Harsh Kumar Jain** son of Sri Mahendra Kumar Pandya, residing at 34/1V, Ballygunge Circular Road, P.S. Ballygunge, P.O. Sarat Bose Road, Kolkata – 700 019 **and Sri**



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Pradeep Kumar Kedia son of Late Mohar Lal Kedia, residing at 34/1V, Ballygunge Circular Road, P.S. Ballygunge, P.O. Sarat Bose Road, Kolkata – 700 019, both nominees of the said Messrs Joka Vatika Projects (**hereinafter referred to as the said "Attorneys"**) as our true and lawful Attorneys to act jointly or severally in our names, on our behalf and on our account and to do all or any of the acts, deeds, matters and things, namely :-

- (a) To appear and represent the Appointers before the Zila Parishad, Police Authorities, Fire Brigade Authority, Electricity Authorities, Urban Land Ceiling Authorities and other competent authorities, Government Authorities and/or Departments, Central or State in connection with the development of the "said Plots of Land" and construction of Phase-I Project consisting of Villas, Bungalows, Flats, Units and other spaces and further to sign, execute and deliver all necessary letters, statements, applications, declarations and other papers and documents and to do all acts, deeds, matters and things as our said Attorneys or either of them shall think proper.
- (b) To demolish or cause to be demolished the existing structures at or upon the "said Plots of Land" or portions thereof and for the said purpose to retain and appoint any contractor and to do all acts, deeds, matters and things as our said Attorneys or either of them shall think proper.
- (c) To bear and pay land revenue, municipal taxes and other rates, taxes and outgoings on account and in respect of the "said Plots of Land" at the office of the Zila Parishad and other concerned authorities and departments and for the said purpose to sign, execute and deliver all papers and documents and to do all acts, deeds, matters and things as our said Attorneys or either of them shall think proper.
- (d) To do or cause to be done necessary measurement survey, soil testing and such other acts at or upon the land comprised in the "said Plots of Land" as our said Attorneys or either of them shall think proper.
- (e) To apply for and obtain all necessary sanctions, permissions, no objections and clearances from the appropriate Government Authorities and/or Departments including necessary sanction of plan from the Zila Parishad, P.S. Bishnupur and other concerned authorities for development of the "said Plots of Land" and/or construction of Phase-I Project consisting of several Villas, Bungalows, Flats, Units



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and other spaces at or upon the "said Plots of Land" or portion thereof and for the said purpose to do all acts, deeds, matters and things as our said Attorneys or either of them shall think proper.

- (f) To apply for and obtain all necessary maps, plans, sketches, diagrams, elevations and other specifications duly sanctioned and/or approved by the Zila Parishad, Fire Brigade Authorities, Police Authorities and other Government authorities and/or departments as may from time to time be necessary or required for the development of the "said Plots of Land" and/or construction of the said Phase-I Project consisting of Villas, Bungalows, Flats, Units and other spaces at or upon the "said Plots of Land" and for the said purpose to sign, execute and deliver all applications, maps, plans or other papers and documents as also to do all acts, deeds, matters and things as our said Attorneys or either of them shall think proper.
- (g) To apply for and obtain water sewerage, telephone, telex, electricity, gas and other public utility services, in or upon the "said Plots of Land" and/or the said Phase-I Project and the several Villas, Bungalows, Flats, Units and other spaces as may hereafter be erected and the same in such name or names as our said Attorneys or either of them shall think proper and for the said purpose to sign, execute and deliver necessary applications, papers, letters and documents, declarations, undertakings and bonds as also to do all acts, deeds, matters and things as our said Attorneys or either of them shall think proper.
- (h) To undertake and carry out the construction of the proposed Phase I Project consisting of villas, bungalows, flats, units and other spaces as per the plan as may be sanctioned by the Zila Parishad and/or other concerned authorities and for the said purpose to sign, execute and deliver all papers and documents as also to do all acts, deeds, matters and things as the said Attorneys or either of them shall think proper.
- (i) To institute and/or prosecute all or any suits, appeals, revisions, writ petitions and other legal proceedings or litigations civil or criminal in the appropriate Courts of Law in connection with the "said Plots of Land" and/or development of the proposed Phase-I Project and construction of villas, bungalows, flats, units and other spaces at or upon the land comprised in the "said Plots of Land" as per the plan to be sanctioned by the Zila Parishad, Bishnupur and other competent



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authority and for the said purpose to do all acts, deeds, matters and things as the said Attorneys or either of them shall think proper.

- (j) To defend and/or contest all or any suits, appeals, revisions, applications and other litigations and legal proceedings civil or criminal in any Court of Law concerning or relating to the "said Plots of Land" and/or development of the proposed Phase-I Project and construction of villas, bungalows, flats, units and other spaces and for the said purpose to do all acts, deeds, matters and things as our said Attorneys or either of them shall think proper.
- (k) To sign, execute, affirm and verify all complaints, written statements, affidavits, applications, writ petitions and other papers and documents as may from time to time be necessary or required for prosecuting and/or defending all or any legal proceedings and/or litigations concerning or relating to the "said Plots of Land" and/or development of the proposed Phase-I Project and construction of villas, bungalows, flats, units and other spaces thereat as our said Attorneys or either of them shall think proper.
- (l) To settle and/or compromise all or any disputes or differences and/or suits or litigations and other legal proceedings concerning or relating to the "said Plots of Land" and/or development of the Proposed Phase-I Project and construction of villas, bungalows, flats, units and other spaces thereat and the same on such terms as our said Attorneys or either of them shall think proper.
- (m) To pay the sanction fee and other costs, charges and expenses for obtaining the sanction and/or permission and/or clearances and no-objection certificates including the sanction of plan as also obtaining public utility services at or upon the "said Plots of Land" and/or the proposed Phase-I Project and/or villas, bungalows, flats, units and other spaces to be developed thereat as also to do all acts, deeds, matters and things as our said Attorneys or either of them shall think proper.
- (n) To retain and appoint Advocates and Lawyers for prosecuting and/or defending all or any legal proceedings and/or litigations and for the said purpose to sign, execute and deliver Vakalatnama and other authority letters and further to revoke such appointment as our said Attorneys or either of them shall think proper.



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- (o) To retain and appoint Architects, Engineers, Contractors, Masons, Mistries, Electricians, Plumbers and Chowkidars, Durwans, Security Guards and other employees or staff for carrying out the development of the "said Plots of Land" and construction of the proposed Phase-I Project consisting of villas, bungalows, flats, units and other spaces and the same for such salaries or remuneration or charges and on such terms and conditions as our said Attorneys or either of them shall think proper.
- (p) To obtain loans, project loans and finance from Banks, Financial Institutions and other parties for carrying out development of the "said Plots of Land" and construction of the proposed Phase-I Project consisting of villas, bungalows, flats, units and other spaces thereat and further to secure the repayment thereof and for the said purpose to sign, execute and deliver all deeds, documents and papers as also to do all deeds, acts, matters and things as our said Attorneys or either of them shall think proper.
- (q) From time to time to apply for and have the sanctioned plan modified, renewed, varied and/or rectified by the Zila Parishad, Bishnupur and for the said purpose to pay necessary charges as also to do all acts, deeds, matters and things as our said Attorneys or either of them shall think proper.
- (r) To sell, transfer or otherwise dispose of the villas, bungalows, flats, units and other spaces of the proposed Phase-I Project to be erected and/or developed at the "said Plots of Land" and for the said purpose to sign, execute and deliver the Sale Deeds, Transfer Deeds, Lease Deeds and other deeds, documents and agreements as may from time to time be required and as our said Attorneys or either of them shall think proper.
- (s) To appear before the appropriate Registering Authorities and to present the Agreements for Sale, Sale Deeds, Lease Deeds, Transfer Deeds and other deeds, documents and agreements after execution of the same and further to admit the execution of the same and do all acts, deeds, matters and things for completion of registration thereof and as our said Attorneys or either of them shall think proper.
- (t) To receive, realize and recover the amounts of earnest moneys and/or part payments and/or consideration moneys for and on account of sale and/or transfer or otherwise disposal of villas, bungalows, flats, units and other spaces of the said Phase-I Project and also to issue valid and effective receipts and discharges for



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SOUTH 24 PGS., ALIPORE
03 MAR 2023

the same and for the said purpose to do all acts, deeds, matters and things as our said Attorneys or either of them shall think proper.

- (u) To retain and appoint one or more substitute or substitutes to carry out all or any of the acts, deeds, matters and things as hereinbefore stated and further to revoke and cancel such appointment as our said Attorneys or either of them shall think proper.
- (v) **AND GENERALLY** to do all that is or may be necessary for carrying out the development of the "said Plots of Land" and/or construction of the proposed Phase-I Project consisting of villas, bungalows, flats, units and other spaces thereat and as our said Attorneys or either of them shall think proper.
- (w) **AND** we, the Appointers abovenamed do and each of us doth hereby ratify and confirm and agree to ratify and confirm all and whatsoever our said Attorneys acting jointly or severally as aforesaid, lawfully do.

THE FIRST SCHEDULE ABOVE REFERRED TO

All That the several pieces and parcels of land respectively owned by the Appointers abovenamed in aggregate measuring 121 Decimals situate lying at and comprised in Mouza – Bhasa, Diamond Harbour Road, P.S. Bishnupur, Dist. 24-Parganas (South), PIN – 743 503 as per the details hereunder :

Name of the Owner	R.S. Dag No.	L.R. Dag No.	Khatian No.	Area (Decimal)
All new Builders Private Limited	1537	1586	4518	10.00
Amritlaxmi Niketan Private Limited	1537	1586	4504	10.00
Amritrashi Towers Private Limited	1537	1586	4439	10.00
Fleetex Apartment Private Limited	1537	1586	4502	7.00
Kalashsidhi Promoters Private Limited	1509	1558	4485	3.00
Kalyankari Promoters Private Limited	1529	1578	4447	2.00
Kalyankari Promoters Private Limited	1510	1559	4447	4.00
Madhudhan Hirise Private Limited	1530	1579	4444	10.00
Makelife Complex Private Limited	1529	1578	4505	10.00
Newever Residency Private Limited	1531	1580	4472	8.00
Nirmalkunj Towers Private Limited	1532	1581	4462	10.00
Khushi Apartment Private limited	1532	1581	4512	10.00
Laxmidhan Infratech Private Limited	1511	1560	4483	10.00
Linklike Plaza private Limited	1530	1579	4469	10.00
Mahamani Apartment Private Limited	1530	1579	4514	7.00
			Total	121.00



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THE SECOND SCHEDULE ABOVE REFERRED TO
(Details of the Deeds of Conveyance respectively of the Land
Parcels mentioned in the First Schedule above written)

Name of Owners	Being No.	Book No.	Volume No.	Page No.	Registry Office
ALL NEW BUILDERS PRIVATE LIMITED	02893 of 2016	I	1604-2016	81428 – 81450	D.S.R.-IV, South 24 Pgs.
AMRITLAXMI NIKETAN PRIVATE LIMITED	02896 of 2016	I	1604-2016	81197 – 81219	D.S.R.-IV, South 24 Pgs.
AMRITRASHI TOWERS PRIVATE LIMITED	03080 of 2016	I	1604-2016	83925 – 83947	D.S.R.-IV, South 24 Pgs.
FLEETEX APARTMENT PRIVATE LIMITED	03087 of 2016	I	1604-2016	83971 – 83993	D.S.R.-IV, South 24 Pgs.
KALASHSIDHI PROMOTERS PRIVATE LIMITED	03075 of 2016	I	1604-2016	85026 – 85048	D.S.R.-IV, South 24 Pgs.
KALYANKARI PROMOTERS PRIVATE LIMITED	03016 of 2016	I	1604-2016	82295 – 82318	D.S.R.-IV, South 24 Pgs.
MADHUDHAN HIRISE PRIVATE LIMITED	03081 of 2016	I	1604-2016	85119 – 85141	D.S.R.-IV, South 24 Pgs.
MAKELIFE COMPLEX PRIVATE LIMITED	02887 of 2016	I	1604-2016	81034 – 81056	D.S.R.-IV, South 24 Pgs.
NEWEVER RESIDENCY PRIVATE LIMITED	03176 of 2016	I	1604-2016	86573 – 86596	D.S.R.-IV, South 24 Pgs.
NIRMALKUNJ TOWERS PRIVATE LIMITED	02894 of 2016	I	1604-2016	81149 – 81171	D.S.R.-IV, South 24 Pgs.
KHUSHI APARTMENT PRIVATE LIMITED	02889 of 2016	I	1604-2016	81080 – 81102	D.S.R.-IV, South 24 Pgs.
LAXMIDHAN INFRATECH PRIVATE LIMITED	03070 of 2016	I	1604-2016	83761 – 83783	D.S.R.-IV, South 24 Pgs.
LINKLIKE PLAZA PRIVATE LIMITED	03044 of 2016	I	1604-2016	83448 – 83470	D.S.R.-IV, South 24 Pgs.
MAHAMANI APARTMENT PRIVATE LIMITED	03211 of 2016	I	1604-2016	87055 – 87078	D.S.R.-IV, South 24 Pgs.

IN WITNESS WHEREOF we, the Appointers abovenamed have hereunto set and subscribed our respective signatures on this day of, **Two Thousand Twenty Three.**

SIGNED EXECUTED AND DELIVERED by the **Appointers** abovenamed at Kolkata in the presence of:

- (1) ALL NEW BUILDERS PRIVATE LIMITED
- (2) AMRITLAXMI NIKETAN PRIVATE LIMITED
- (3) AMRITRASHI TOWERS PRIVATE LIMITED
- (4) FLEETEX APPARTMENT PRIVATE LIMITED

Shivani Murarka

(1 to 4 are represented by its Director Mrs. Shivani Murarka)

- (5) KALASHSIDHI PROMOTERS PRIVATE LIMITED
- (6) MADHUDHAN HIRISE PRIVATE LIMITED
- (7) MAKELIFE COMPLEX PRIVATE LIMITED
- (8) NEWEVER RESIDENCY PRIVATE LIMITED
- (9) NIRMALKUNJ TOWERS PRIVATE LIMITED

Saurabh Jain

(5 to 9 are represented by its Director Mr. Mr. Saurabh Jain)



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
03 MAR 2023

- (10) KHUSHI APPARTMENT PRIVATE LIMITED
- (11) KALYANKARI PROMOTERS PRIVATE LIMITED
- (12) LAXMIDHAN INFRATECH PRIVATE LIMITED
- (13) LINKLIKE PLAZA PRIVATE LIMITED
- (14) MAHAMANI APPARTMENT PRIVATE LIMITED

Shyam Sundar Sarda

(10 to 14 represented by its Director **Mr. Shyam Sundar Sarda**)

SIGNED EXECUTED AND DELIVERED by
the **Appointee** abovenamed at Kolkata in
the presence of:

Messrs Joka Vatika Projects

1. *Sona Ranait*
54A, Sarat Bose Road
Kolkata - 700025

Harsh
(Appointee no.1 Sri Harsh Kumar Jain)

x
(Appointee no.2 Sri Pradeep Kumar Kedia)

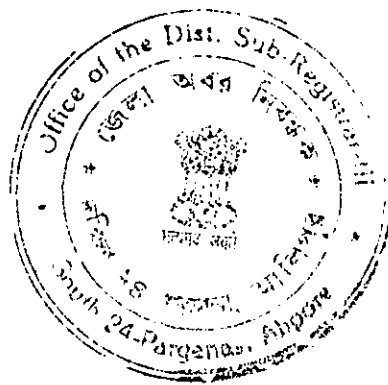
2. *Ramandeep Kaur*
w/o Gurdeep Singh
10 C Nandan Road Rd-25
P.S Bhowanipuri

Drafted & Prepared by:-
PRAKASH JAIN(Advocate)

Prakash Jain, Adv.

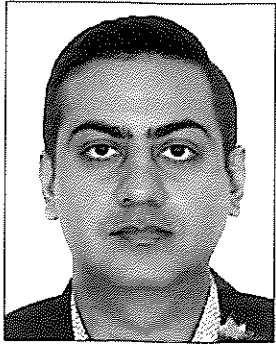
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Enrolment No. F-2027/1987/2017.

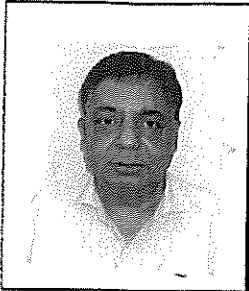


DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
03 MAR 2023

SPECIMEN FORM FOR TEN FINGERPRINTS



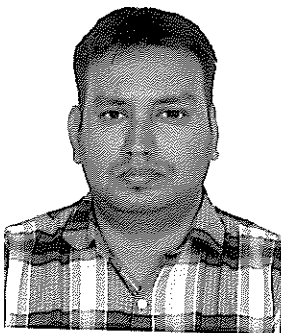
<i>Hossain</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger	



	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Shivani Muzenka</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger	



<i>Samath Jain</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger	



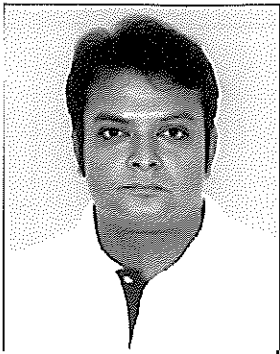
DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS., ALIPORE
03 MAR 2023

SPECIMEN FORM FOR TEN FINGERPRINTS



Siyam Sundar Sankar

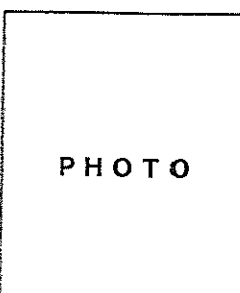
		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand						
Right Hand						



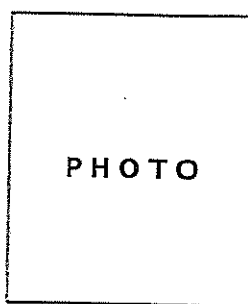
Sreeniv Mallik

		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand						
Right Hand						

Edwards



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand						
Right Hand						



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand						
Right Hand						



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
03 MAR 2023

Major Information of the Deed

Deed No.:	I-1603-04153/2023	Date of Registration:	21/03/2023
Query No./Year	1603-8000544988/2023	Office where deed is registered:	
Query Date	28/02/2023 12:22:26 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	S MULLICK 607, BASU NAGAR UDAYRAJPUR SPORTING CLUB, Thana : Madhyamgram, District : North 24-Parganas, WEST BENGAL, PIN - 700129, Mobile No. : 9836321860, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 3,87,89,616/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160302291/2023		

Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: PASCHIM BISHNUPUR, Mouza: Bhasa, Pin Code : 743503

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1537	RS-4518	Bastu	Shali	10 Dec		31,44,623/-	Property is on Road , Project Name :
L2	RS-1537	RS-4504	Bastu	Shali	10 Dec		31,44,623/-	Property is on Road , Project Name :
L3	RS-1537	RS-4439	Bastu	Shali	10 Dec		31,44,623/-	Property is on Road , Project Name :
L4	RS-1537	RS-4502	Bastu	Shali	7 Dec		22,01,236/-	Property is on Road , Project Name :
L5	RS-1509	RS-4485	Bastu	Shali	3 Dec		10,73,918/-	Property is on Road , Project Name :
L6	RS-1529	RS-4447	Bastu	Shali	2 Dec		6,28,925/-	Property is on Road , Project Name :
L7	RS-1510	RS-4447	Bastu	Shali	4 Dec		14,31,891/-	Property is on Road , Project Name :
L8	RS-1530	RS-4444	Bastu	Shali	10 Dec		31,44,623/-	Property is on Road , Project Name :
L9	RS-1529	RS-4505	Bastu	Shali	10 Dec		31,44,623/-	Property is on Road , Project Name :

L10	RS-1531	RS-4472	Bastu	Shali	8 Dec		25,15,698/-	Property is on Road , Project Name :
L11	RS-1532	RS-4462	Bastu	Shali	10 Dec		31,44,623/-	Property is on Road , Project Name :
L12	RS-1532	RS-4512	Bastu	Shali	10 Dec		31,44,623/-	Property is on Road , Project Name :
L13	RS-1511	RS-4483	Bastu	Shali	10 Dec		35,79,728/-	Property is on Road , Project Name :
L14	RS-1530	RS-4469	Bastu	Shali	10 Dec		31,44,623/-	Property is on Road , Project Name :
L15	RS-1530	RS-4514	Bastu	Shali	7 Dec		22,01,236/-	Property is on Road , Project Name :
		TOTAL :			121Dec	0 /-	387,89,616 /-	
	Grand Total :				121Dec	0 /-	387,89,616 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ALL NEW BUILDERS PRIVATE LIMITED Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 , PAN No.:: AAxxxxx7F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	AMRITLAXMI NIKETAN PRIVATE LIMITED Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 , PAN No.:: AAxxxxx8L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	AMRITRASHI TOWERS PRIVATE LIMITED Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 , PAN No.:: AAxxxxx9M,Aadhaar No Not Provided by UIDAI; Status :Organization, Executed by: Representative, Executed by: Representative
4	FLEETEX APPARTMENT PRIVATE LIMITED Block/Sector: Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 , PAN No.:: AAxxxxx5R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	KALASHSIDHI PROMOTERS PRIVATE LIMITED Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 , PAN No.:: AAxxxxx5L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

6	KALYANKARI PROMOTERS PRIVATE LIMITED City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 , PAN No.:: AAxxxxx4M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
7	MADHUDHAN HIRISE PRIVATE LIMITED Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 , PAN No.:: AAxxxxx1Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
8	MAKELIFE COMPLEX PRIVATE LIMITED Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 , PAN No.:: AAxxxxx0R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
9	NEWEVER RESIDENCY PRIVATE LIMITED Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 , PAN No.:: AAxxxxx1Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
10	NIRMALKUNJ TOWERS PRIVATE LIMITED Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 , PAN No.:: AAxxxxx9E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
11	KHUSHI APPARTMENT PRIVATE LIMITED Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 , PAN No.:: AAxxxxx7J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
12	LAXMIDHAN INFRATECH PRIVATE LIMITED Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 , PAN No.:: AAxxxxx1L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
13	LINKLIKE PLAZA PRIVATE LIMITED Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 , PAN No.:: AAxxxxx0M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
14	MAHAMANI APPARTMENT PRIVATE LIMITED Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 , PAN No.:: AAxxxxx9A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

Sl No	Name/Address/Photo/Finger print and Signature
1	JOKA VATIKA PROJECTS ARRJAVV PARK, 54A, Sarat Bose Road, 5th Floor, City:- Not Specified, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 , PAN No.:: AAxxxxx9K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shivani Murarka Wife of Ankit Murarka 219 Bangur Avenue, Block - A, City:- Kolkata, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, , PAN No.:: BOxxxxxx2A, Aadhaar No: 58xxxxxxxx5009 Status : Representative, Representative of : ALL NEW BUILDERS PRIVATE LIMITED (as DIRECTOR), AMRITLAXMI NIKETAN PRIVATE LIMITED (as DIRECTOR), AMRITRASHI TOWERS PRIVATE LIMITED (as DIRECTOR), FLEETEX APPARTMENT PRIVATE LIMITED (as DIRECTOR)
2	Saurabh Jain Son of Mr Nirmal Kumar Jain 62 Nalini Seth Road, City:- Kolkata, P.O:- Kalakar Street, P.S:-Posta, District:-Kolkata, West Bengal, India, PIN:- 700007, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx3D, Aadhaar No: 22xxxxxxxx7520 Status : Representative, Representative of : KALASHSIDHI PROMOTERS PRIVATE LIMITED (as DIRECTOR), MADHUDHAN HIRISE PRIVATE LIMITED (as DIRECTOR), MAKELIFE COMPLEX PRIVATE LIMITED (as DIRECTOR), NEWEVER RESIDENCY PRIVATE LIMITED (as DIRECTOR), NIRMALKUNJ TOWERS PRIVATE LIMITED (as DIRECTOR)
3	Shyam Sundar Sarda Son of Mr Kamal Kishore Sarda Flaty No 203, 108, Debaipukur Road, City:- Not Specified, P.O:- Hindmotor, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712233, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: COxxxxxx0J, Aadhaar No: 57xxxxxxxx9351 Status : Representative, Representative of : KALYANKARI PROMCTERS PRIVATE LIMITED (as DIRECTOR), KHUSHI APPARTMENT PRIVATE LIMITED (as DIRECTOR), LAXMIDHAN INFRATECH PRIVATE LIMITED (as DIRECTOR), LINKLIKE PLAZA PRIVATE LIMITED (as DIRECTOR), MAHAMANI APPARTMENT PRIVATE LIMITED (as DIRECTOR)
4	Harsh Kumar Jain (Presentant) Son of Mahendra Kumar Pandya 34/1V, Ballygunge Circular Road, City:- Kolkata, P.O:- Sarat Bose Road, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, ,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : JOKA VATIKA PROJECTS (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Soumik Mallick Son of Narayan Chandra Mallick 607, Basunagar Udayrajpur, Sporting Club, City:- Not Specified, P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129			
Identifier Of Shivani Murarka, Saurabh Jain, Shyam Sundar Sarda, Harsh Kumar Jain,			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	ALL NEW BUILDERS PRIVATE LIMITED	JOKA VATIKA PROJECTS-10 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	NEWEVER RESIDENCY PRIVATE LIMITED	JOKA VATIKA PROJECTS-8 Dec

Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	NIRMALKUNJ TOWERS PRIVATE LIMITED	JOKA VATIKA PROJECTS-10 Dec
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	KHUSHI APPARTMENT PRIVATE LIMITED	JOKA VATIKA PROJECTS-10 Dec
Transfer of property for L13		
Sl.No	From	To. with area (Name-Area)
1	LAXMIDHAN INFRATECH PRIVATE LIMITED	JOKA VATIKA PROJECTS-10 Dec
Transfer of property for L14		
Sl.No	From	To. with area (Name-Area)
1	LINKLIKE PLAZA PRIVATE LIMITED	JOKA VATIKA PROJECTS-10 Dec
Transfer of property for L15		
Sl.No	From	To. with area (Name-Area)
1	MAHAMANI APPARTMENT PRIVATE LIMITED	JOKA VATIKA PROJECTS-7 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	AMRITLAXMI NIKETAN PRIVATE LIMITED	JOKA VATIKA PROJECTS-10 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	AMRITRASHI TOWERS PRIVATE LIMITED	JOKA VATIKA PROJECTS-10 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	FLEETEX APPARTMENT PRIVATE LIMITED	JOKA VATIKA PROJECTS-7 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	KALASHSIDHI PROMOTERS PRIVATE LIMITED	JOKA VATIKA PROJECTS-3 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	KALYANKARI PROMOTERS PRIVATE LIMITED	JOKA VATIKA PROJECTS-2 Dec

Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	KALYANKARI PROMOTERS PRIVATE LIMITED	JOKA VATIKA PROJECTS-4 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	MADHUDHAN HIRISE PRIVATE LIMITED	JOKA VATIKA PROJECTS-10 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	MAKELIFE COMPLEX PRIVATE LIMITED	JOKA VATIKA PROJECTS-10 Dec

On 01-03-2023

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 3,87,89,616/-



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 03-03-2023

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 17:10 hrs on 03-03-2023, at the Private residence by Harsh Kumar Jain .

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 03-03-2023 by Shivani Murarka, DIRECTOR, ALL NEW BUILDERS PRIVATE LIMITED, Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503; DIRECTOR, AMRITLAXMI NIKETAN PRIVATE LIMITED, Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503; DIRECTOR, AMRITRASHI TOWERS PRIVATE LIMITED, Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503; DIRECTOR, FLEETEX APPARTMENT PRIVATE LIMITED, Block/Sector: Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502

Indetified by Soumik Mallick, , Son of Narayan Chandra Mallick, 607, Basunagar Udayrajpur, Sporting Club, P.O: Madhyamgram, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by profession Others

Execution is admitted on 03-03-2023 by Saurabh Jain, DIRECTOR, KALASHSIDHI PROMOTERS PRIVATE LIMITED, Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503; DIRECTOR, MADHUDHAN HIRISE PRIVATE LIMITED, Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503; DIRECTOR, MAKELIFE COMPLEX PRIVATE LIMITED, Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503; DIRECTOR, NEWEVER RESIDENCY PRIVATE LIMITED, Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503; DIRECTOR, NIRMALKUNJ TOWERS PRIVATE LIMITED, Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503

Indetified by Soumik Mallick, , Son of Narayan Chandra Mallick, 607, Basunagar Udayrajpur, Sporting Club, P.O: Madhyamgram, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by profession Others

Execution is admitted on 03-03-2023 by Shyam Sundar Sarda, DIRECTOR, KALYANKARI PROMOTERS PRIVATE LIMITED, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503; DIRECTOR, KHUSHI APPARTMENT PRIVATE LIMITED, Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503; DIRECTOR, LAXMIDHAN INFRATECH PRIVATE LIMITED, Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503; DIRECTOR, LINKLIKE PLAZA PRIVATE LIMITED, Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503; DIRECTOR, MAHAMANI APPARTMENT PRIVATE LIMITED, Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503

Indetified by Soumik Mallick, , Son of Narayan Chandra Mallick, 607, Basunagar Udayrajpur, Sporting Club, P.O: Madhyamgram, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by profession Others

Execution is admitted on 03-03-2023 by Harsh Kumar Jain, PARTNER, JOKA VATIKA PROJECTS, ARRJAVV PARK, 54A, Sarat Bose Road, 5th Floor, City:- Not Specified, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

Identified by Soumik Mallick, , Son of Narayan Chandra Mallick, 607, Basunagar Udayrajpur, Sporting Club, P.O: Madhyamgram, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by profession Others



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 21-03-2023

Certificate of Admissibility (Rule 43, W.B. Registration Rules, 1962)

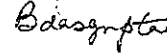
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 4621, Amount: Rs.50.00/-, Date of Purchase: 17/02/2023, Vendor name: Alok Mondal

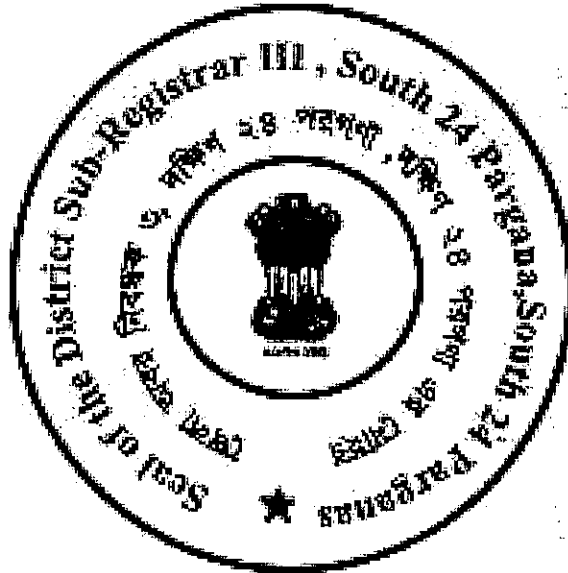


Baishali Dasgupta
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1603-2023, Page from 116780 to 116802.
being No 160304153 for the year 2023.**



Bdasgupta

Digitally signed by BAISHALI
DASGUPTA
Date: 2023.03.21 16:44:53 +05:30
Reason: Digital Signing of Deed.

**(Baishali Dasgupta) 2023/03/21 04:44:53 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.**

(This document is digitally signed.)